

Subject: Fwd: FW: Westchester Trash bins
From: Donald Duckworth <duckworth.donald@gmail.com>
Date: 03/14/2012 09:23 AM
To: Craig Weber <craig.weber@lacity.org>
BCC: Donald R Duckworth <duckworth.donald@gmail.com>

Here's a final piece as I go through my files. We look forward to seeing you tomorrow. Thanks.

PS - This is a good group that is very respectful and professional. There will NOT be any "human sacrifices" tomorrow. And I'm there to help in any way that I can. There is a lot of frustration with the CDO and the way it has been implemented.

----- Forwarded message -----

From: **Andy Loos** <Andy@hbdrollinger.com>
Date: Wed, Feb 15, 2012 at 2:00 PM
Subject: FW: Westchester Trash bins
To: Donald Duckworth <duckworth.donald@gmail.com>

Hi Don: I saw your email about the trash enclosure and if not so sad would be laughable...private property owner wants to improve their property and would receive nothing but accolades from the community even if they put up chain link...I think we have created a new enemy with the CDO...great intentions with unintended consequences. We'll talk tomorrow but I'd sent this response to John this week about the same subject and I'm sure you have similar anecdotes. Oh, and I know I'll get my permit- not sure if Saunder will ever get his...I wonder if he'll be motivated to go through that process again to improve his properties and our community?

Andy

From: Andy Loos
Sent: Monday, February 13, 2012 2:27 PM
To: 'Jruhlen916'
Subject: RE: Westchester Trash bins

This is just ludicrous....and we want to give the City staff more responsibility with another CDO? I met with Daisy today and gave her my opinions on an alternative to a CDO and a litany of issues with the current guidelines that were adopted in Westchester.

Maybe people get used to a broken system and just accept it - the Stockholm syndrome comes to mind...

Tacoma, Washington has always had a policy that if you don't have your permit for project in 60 days you don't pay for it. Seattle isn't as aggressive but still has finite time frames for plan reviews. I submitted a 260 unit, eight-story concrete mixed-use project with a construction cost of \$65M on December 27th and will have all of the review corrections back from the City by February 27th- 60 days. I'll have the full permit issued by May- less than six months from submittal of building plans. Planning and design review took the previous six months- so one year from project application and I'm not saying that Seattle is great- just a real-life comparison. About the same amount of time for a \$65M dollar building as a trash enclosure...ok..

Andy

From: Jruhlen916 [mailto:jruhlen916@aol.com]
Sent: Monday, February 13, 2012 12:59 PM
To: nate.kaplan@lacity.org; Bill.Rosendahl@lacity.org
Cc: duckworth.donald@gmail.com; Andy Loos; sander.dewildt@cbre.com

Subject: Re: Westchester Trash bins

Nate,

Can't the Councilman go over this persons head and have a conversation with the department head of Planning and get him to sign off on the plans as they exist. Other wise we will be left with the existing trash bins.

Issues like this is what makes the public totally discussed with government. This is absolutely ridiculous and this person should be called on it.

John

-----Original Message-----

From: Nate Kaplan <nate.kaplan@lacity.org>
To: Donald Duckworth <duckworth.donald@gmail.com>
Cc: Whitney Blumenfeld <whitney.blumenfeld@lacity.org>; Miki Payne2 <miki@hbdrollinger.com>; Jruhlen916 <jruhlen916@aol.com>; Matthew Hayden <haydenplanning@ca.rr.com>
Sent: Mon, Feb 6, 2012 11:43 am
Subject: Re: Westchester Trash bins

What's the status today???

On Fri, Feb 3, 2012 at 4:17 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

I just called Matt after I received your email, Nate. He said nothing happened today. He wants to try 1 more time on Monday AM. (He felt all of the planners might have been off today.) If that doesn't produce a resolution, then it would seem to be time to ask the Chief of Staff or the CM to call the Planning Director for action before February 10 or so.

I'm very concerned that we are going to lose \$125,000 in voluntary community beautification. The owner sent an adamant email promising to pull the project if their permit was not in hand by that time.

Nate, can we get that call made Monday PM?

On Fri, Feb 3, 2012 at 3:31 PM, Nate Kaplan <nate.kaplan@lacity.org> wrote:

Did Conn sign off?

On Feb 2, 2012 3:21 PM, "Donald Duckworth" <duckworth.donald@gmail.com> wrote:

I thought it was too. What I hear is: Angela will not sign-off on the permit. She now wants a more expensive block wall; and the creeping fig that the Landscape Architect says will do the job is not technically drought tollerant or native to 1780 (or irrigation and creeping fig); and she still wants an expensive rendering (not just a colored elevation) that serves no purpose at all.

The applicant's processing guy (Matt Hayden) is still trying with Conn and wants to continue through the end of the day.

Tomorrow morning I guess we all call Mike and Bill. I'm praying for a breakthrough before then.

On Thu, Feb 2, 2012 at 2:25 PM, Whitney Blumenfeld <whitney.blumenfeld@lacity.org> wrote:

Why was the last information not sufficient? Planning is now not requiring the irrigation? I don't understand.

On Thu, Feb 2, 2012 at 2:07 PM, Donald Duckworth <duckworth.donald@gmail.com> wrote:

Thanks Whitney. Nothing has happened. There has been an on-going discussion with Conn and the applicant, some of which I've been involved in, but no real action. The Ohio Teachers Fund has now said that if the permit is not in hand by February 10 or so they will pull the project.

I just saw Mike Bonin and Bill at the redistricting press conference and told them this. I'm thinking we need Mike to call the Department Head. They said they are willing to make that call. I don't know what else to

say. I can't believe that this is really happening.

Shall I call Mike or do you want to?

On Thu, Feb 2, 2012 at 1:54 PM, Whitney Blumenfeld <whitney.blumenfeld@lacity.org> wrote:

Hi Don,

I wanted to be in touch to see what occurred after I sent the last email to you from Planning on this topic?

Thank you.

Whitney

On Wed, Jan 25, 2012 at 4:13 PM, Whitney Blumenfeld <whitney.blumenfeld@lacity.org> wrote:

Hi Don,

See below. Planning has thought of other options.

Sincerely,

Whitney

----- Forwarded message -----

From: **Kevin Jones** <kevin.jones@lacity.org>

Date: Wed, Jan 25, 2012 at 3:36 PM

Subject: Re: Westchester Trash bins

To: Whitney Blumenfeld <whitney.blumenfeld@lacity.org>

Cc: Conni Pallini <conni.pallini-tipton@lacity.org>, Angela Trinh <angela.trinh@lacity.org>, Dan Scott <dan.scott@lacity.org>, Marc Woersching <marc.woersching@lacity.org>

Whitney et al.:

The applicant is asking for a sign off of the building permit without any additional action. To do this the project must comply with all provisions and guidelines of the CDO. Until recently, the applicant has not been able or willing to meet the necessary request to provide detailed plans. I understand that Angela has been speaking with the applicant within the past few days and it seems that the applicant is willing to prepare plans that are adequately detailed.

Angela Marc and I had a discussion about this project this morning and have outlined a few options that could easily meet CDO guidelines if the applicant provides detailed plans.

The Dept will be looking for:

1. An attractive design that complements the existing main structures. Design cues should come from existing buildings or be in a style that will be used in a future remodel (Not just a cinder block wall with stucco), AND
2. Landscaping that uses California native drought tolerant plants. We will be looking for plants that can provide some screening of the structure. A plant list MUST be included in the plans and stamped by a Landscape practitioner. That plant list should be able to describe or show the heights of mature plants. The applicant will need to enter into some type of agreement to maintain the landscaping. In this case, the use of California native drought tolerant plants will allow us to not require an irrigation system or a hose bib within 50 feet.

Plans with these elements will be reviewed and the building permits can then be signed off without a project permit compliance case.

We hope that this option will provide an adequate resolution to the issues.

On Wed, Jan 25, 2012 at 9:35 AM, Whitney Blumenfeld <whitney.blumenfeld@lacity.org> wrote:

Hi Conn,

What can we do here? The Field Deputy is being hounded and they are not letting up. I'd love it if we could set up a meeting.

Thank you very much.

Whitney

On Mon, Jan 23, 2012 at 9:34 AM, Whitney Blumenfeld <whitney.blumenfeld@lacity.org> wrote:

Hi Conn,

I would really appreciate it if we could all have a meeting together. They are calling the CM and the Chief of Staff. I don't ask for meetings often but this is one situation that I can see getting out of hand.

Thank you.

Whitney

On Jan 23, 2012 9:25 AM, "Conni Pallini" <conni.pallini-tipton@lacity.org> wrote:

hi Whitney,

I spoke with Kevin and Angela and we agreed on DCP's recommendation as described previously by Angela. Kevin will follow up with you directly as we don't see that a meeting of the proposed magnitude will help this situation. We continue to want to help this applicant find a solution that meets everyone's needs, but the applicant needs to be willing to meet the intent and provisions of the CDO and zoning code.

Best, Conn

Conni Pallini-Tipton, AICP

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On Thu, Jan 19, 2012 at 12:23 PM, Whitney Blumenfeld <whitney.blumenfeld@lacity.org> wrote:

Hi Conn, Angela and Kevin,

The Councilmember and our Chief of Staff want to see some solution and have this issue with the trash bins resolved.

Can we schedule a meeting at your convenience with the appropriate people from Planning and the applicants as well as one or two representatives from the Westchester BID association?

How is Jan 24, Jan 25, Jan 27, Jan 31, Feb 2, Feb 3, Feb 7, Feb 10?

Thank you!

Whitney

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